



EDWARD KNIGHT
ESTATE AGENTS

60 SHENSTONE AVENUE, HILLMORTON, RUGBY, CV22 5BL

£325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented, extended three-bedroom semi-detached property in Hillmorton. This wonderful family home has been stylishly refurbished throughout the accommodation, which includes a wonderful open plan kitchen dining room with views down the length rear garden.

In brief the accommodations include an entrance porch, bright and airy entrance hall, living room with beautiful bay window, open plan kitchen dining room with double opening doors to the rear garden, ground floor WC, three well-proportioned bedrooms and a lovely modern first floor bathroom. Externally is a newly paved driveway which provides parking for 2/3 vehicles and a wonderful far reaching rear garden with spacious entertaining patio and large lawned area.



LOCATION

This property is located within a quiet cul de sac just off the sought after Hillmorton Road in the heart of one of Rugby's most desirable residential locations, The Paddock Estate. Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets (Sainsburys & Aldi being a stone's throw away), hardware store, pharmacy, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores, all of which are on the doorstep of this property.

Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School, Paddock Primary School, Abbots farm Infant & Junior School and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways, and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

This property is less than 2 miles from Rugby railway station and 50 minutes from central London.







PORCH

ENTRANCE HALL

LOUNGE

16' 6" x 11' 10" (5.03m x 3.61m)

UTILITY ROOM/WC

KITCHEN/BREAKFAST ROOM

11' 9" x 8' 1" (3.58m x 2.46m)

KITCHEN

16' 1" x 9' 8" (4.9m x 2.95m)

FIRST FLOOR

MASTER BEDROOM

13' 8" x 11' 3" (4.17m x 3.43m)

BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM THREE

7' 8" x 6' 1" (2.34m x 1.85m)

FAMILY BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)



